



DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

April 4, 2014

Susan Harrison
Adler Planetarium
1300 South Lake Shore Drive
Chicago, Illinois 60605

Re: Lake Michigan and Chicago Lakefront Protection Ordinance Exemption for the Adler Planetarium's Doane Observatory at 1300 South Lake Shore Drive, Institutional Planned Development No. 600

Dear Mr. Sullivan:

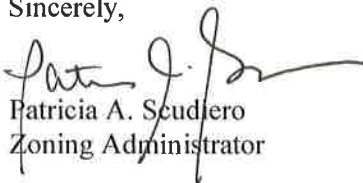
Please be advised that your request for a Lake Michigan and Chicago Lakefront Protection Ordinance (the "Lakefront Ordinance") exemption has been considered by the Department of Planning and Development. The Adler Planetarium is located at 1300 S. Lake Shore Drive, within Institutional Planned Development No. 600 ("PD 600") and within the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The Doan Observatory building is an existing structure located between the main Adler Planetarium museum building and the Lake Shore revetment.

The Adler Planetarium is currently working on plans for the selective renovation and interior build-out of currently unused lower level space in the Doan Observatory building. The work will also include a small amount of site work to provide utilities, pedestrian access and meet Americans with Disability code requirements. The attached narrative and site plan provide further details on the scope of the project.

You are requesting an exemption from the Lakefront Ordinance pursuant to Section 16-4-150 so as to receive approval for the proposed renovation without the necessity of securing approval of the Chicago Plan Commission. Pursuant to the Lakefront Ordinance, accessory buildings, and repairs and rehabilitations which do not exceed 50% of the total cost of replacement of the existing structure are exempt from securing approval of the Chicago Plan Commission. The Doane Observatory is an accessory building as defined in Section 17-17-0205 of the Zoning Ordinance and the estimated cost of the proposed work does not exceed 50% of the replacement cost of the existing structure.

Therefore, I hereby approve your request for an exemption from the Chicago Plan Commission approval provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance for the above-referenced work at the Adler Planetarium's Doane Observatory building at 1300 South Lake Shore Drive.

Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

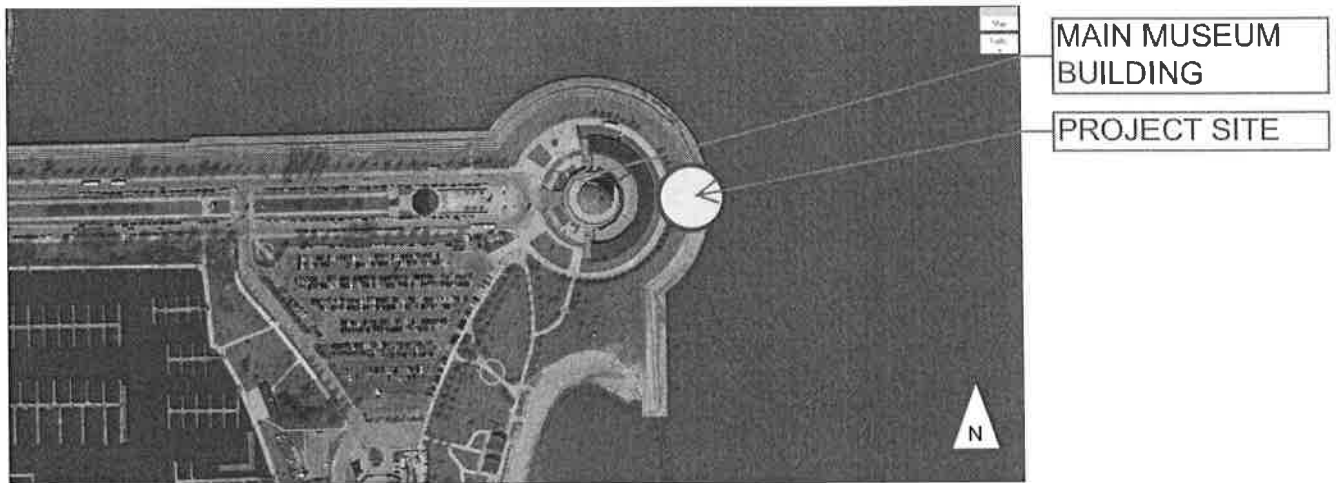
c: Sandi Lam, Mike Marmo, Erik Glass, Janice Hill, main file

NARRATIVE
APPLICATION PART II
ADLER PLANETARIUM DOANE TELESCOPE UPGRADES

CHARACTER OF THE PROPOSED PROJECT
NARRATIVE

This project consists of the selective renovation and interior build out of currently unused spaces in the Adler Planetarium's Doane Telescope. The work will also include a small amount of site work to provide utilities, pedestrian access, and meet Americans with Disability code requirements.

The Telescope building is an existing structure built in 1977 as one of the few science quality telescopes located in a major city. It sits between the Main Adler Planetarium museum building and the Lake Michigan revetment. The site steeply slopes against the telescope building down to the revetment. The building is made of concrete and steel construction.



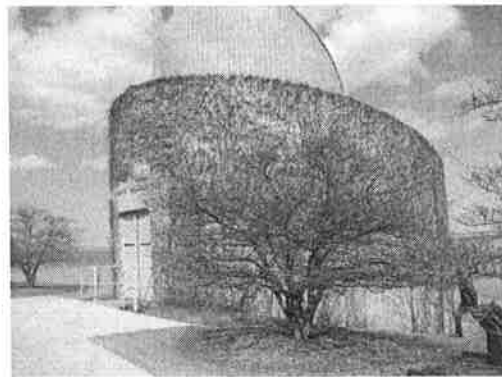
PROJECT SITE

The Telescope building, used for viewing space through a high power telescope, consists of 2.5 levels. The upper level is an open-air deck. A viewing room, ½ level up, is enclosed within a moving dome steel enclosure. The lower level is currently only accessible through a hatchway and ladder. Most of the proposed work will be within this lower level.

The Done Telescope is a tremendous civic asset which the Adler believes is underutilized in its current configuration. This project has been developed to more fully take advantage of its potential added benefit to the museum, the city, and the lake front.

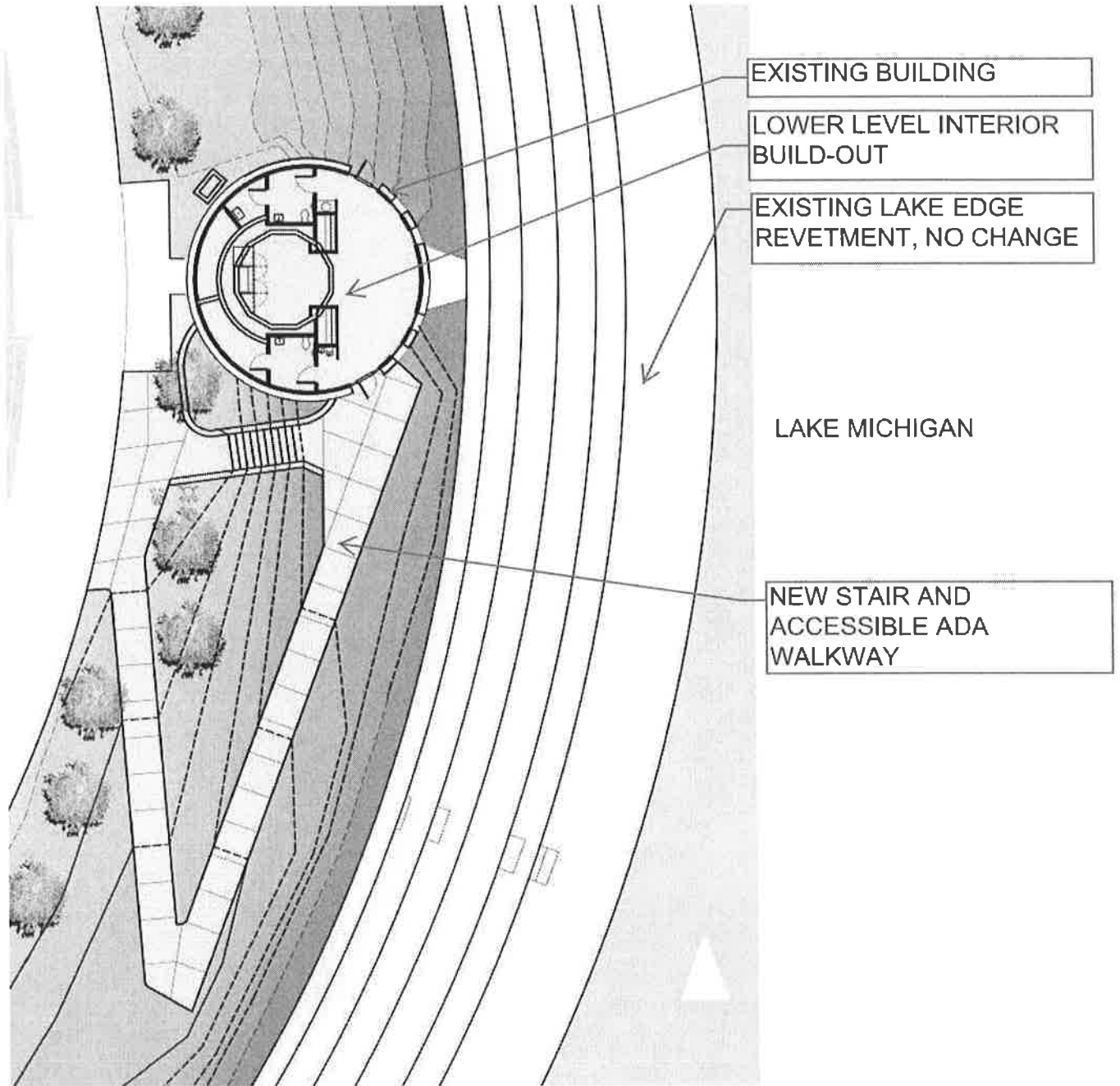


EXISTING BUILDING



NARRATIVE
APPLICATION PART II
ADLER PLANETARIUM DOANE TELESCOPE UPGRADES

The proposed plan calls for cutting openings in the concrete walls of the cylinder shaped lower level structure. This will allow easy access into the space and will provide it with natural light and magnificent views out to Lake Michigan. The interior of this lower level will be built out and retrofitted with restrooms, mechanical systems, lighting, finishes and other elements necessary to use the space for meetings, special events, and education. Exterior work will include construction of new access paths and stairs to provide a means to get to the new space at the lower level. Some trees will need to be removed for this work but will be replaced in kind, as described in the construction drawings.



SITE PLAN

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UNFINISHED BUSINESS

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Loading.

Existing Hospital and Medical Office Building: 1.

Minimum number of off-street loading spaces for future development shall be provided in accordance with R4 loading requirements in the Zoning Ordinance.

Maximum Building Height.

75 feet.

Reclassification Of Area Shown On Map Number 4-E.
(As Amended)

IPD 600

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 4-E in the area commonly known as:

The Adler Planetarium, including all of vacated Achsah Bond Drive, lying 5,146.44 feet east of the east line of South State Street; Adler Place Drive; and the Doane Observatory,

to those of an Institutional Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

(Continued on page 18765)

(Continued from page 18755)

Plan of Development referred to in this ordinance reads as follows:

Institutional Planned Development. ^{No.} 600

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 129,500 square feet (2.97 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the Chicago Park District, an Illinois municipal corporation, and operated by the Applicant, The Adler Planetarium.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein.

Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of sixteen (16) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site Plan/Landscaping Plan, prepared by Lohan Associates and dated December 14, 1995 (the "Site Plan"); and Building Elevations and Cross-sections, prepared by Lohan Associates and dated December 14, 1995. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development subject to the restrictions in Statement 12 and in the Bulk Regulations and Data Table:

museums; restaurants (including the serving of liquor in conjunction therewith); and accessory uses.
6. Business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
8. Loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development.

9. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic and of the Department of Planning and Development.
10. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
 - (a) height limitations as certified and approved by the Federal Aviation Administration; and
 - (b) airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
12. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscaping Plan and the Building Elevations. Landscaping improvements to the public parking lot located adjacent to the southern boundary of the Property shall be constructed and maintained by the Applicant in substantial conformance with the Site/Landscaping Plan. The landscaping improvements to the public parking lot shall be completed prior to the issuance, by the City, of a Certificate of Occupancy for the refurbished 1930's Adler Planetarium building. Improvements to the Property include an enclosed wintergarden which shall be open to the public free of charge. In addition, no approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until detailed construction drawings have been reviewed and approved by the Chicago Mayor's Office for People with Disabilities to insure compliance with all applicable laws and regulations related to access for physically disabled persons.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
14. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of these Statements by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
15. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provision of this section, then the zoning of the Property shall automatically revert to an R7 General Residence District.
16. With respect to shoreline protection measures in the vicinity of the Property, the Applicant has agreed to assume certain responsibilities and liabilities related to potential impacts of the proposed addition on the shoreline and conversely, Lake Michigan on the proposed addition. The framework of Applicant's agreement with the Chicago Park District concerning these matters is set forth in a report dated November 12, 1995 from the General Superintendent of the Chicago Park District to the Chicago Park District Board of Commissioners. No approvals under Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approvals") shall be

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UNFINISHED BUSINESS

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issued until an agreement is executed between the Applicant and the Chicago Park District that further delineates the parties responsibilities in accordance with the aforementioned framework.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan/Landscape Plan; Building Elevation Drawings; and Cross-Section Drawings referred to in these Plan of Development Statements printed on pages 18770 through 18776 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

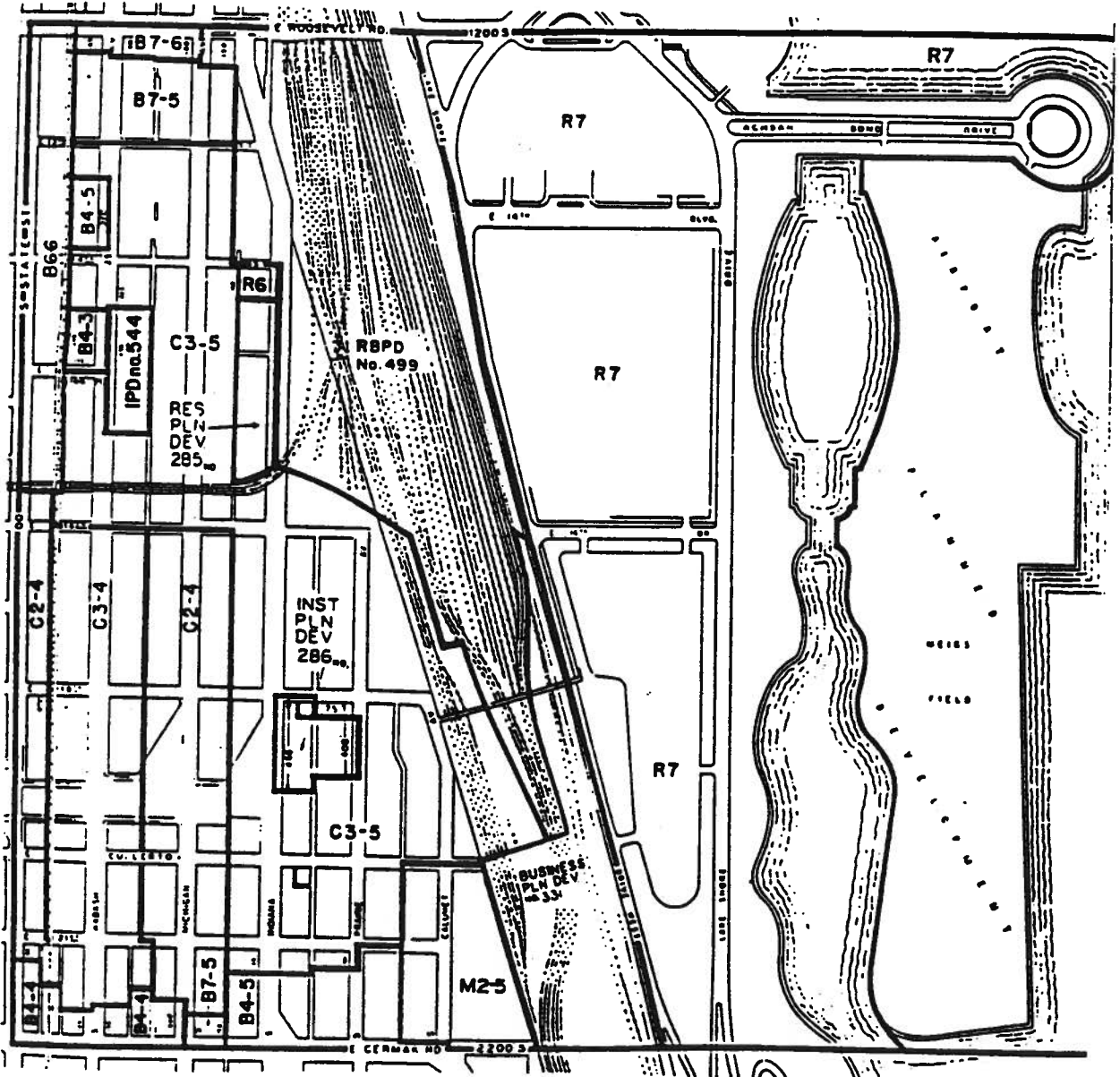
Institutional Planned Development. 600

Plan Of Development

Use And Bulk Regulations And Data.

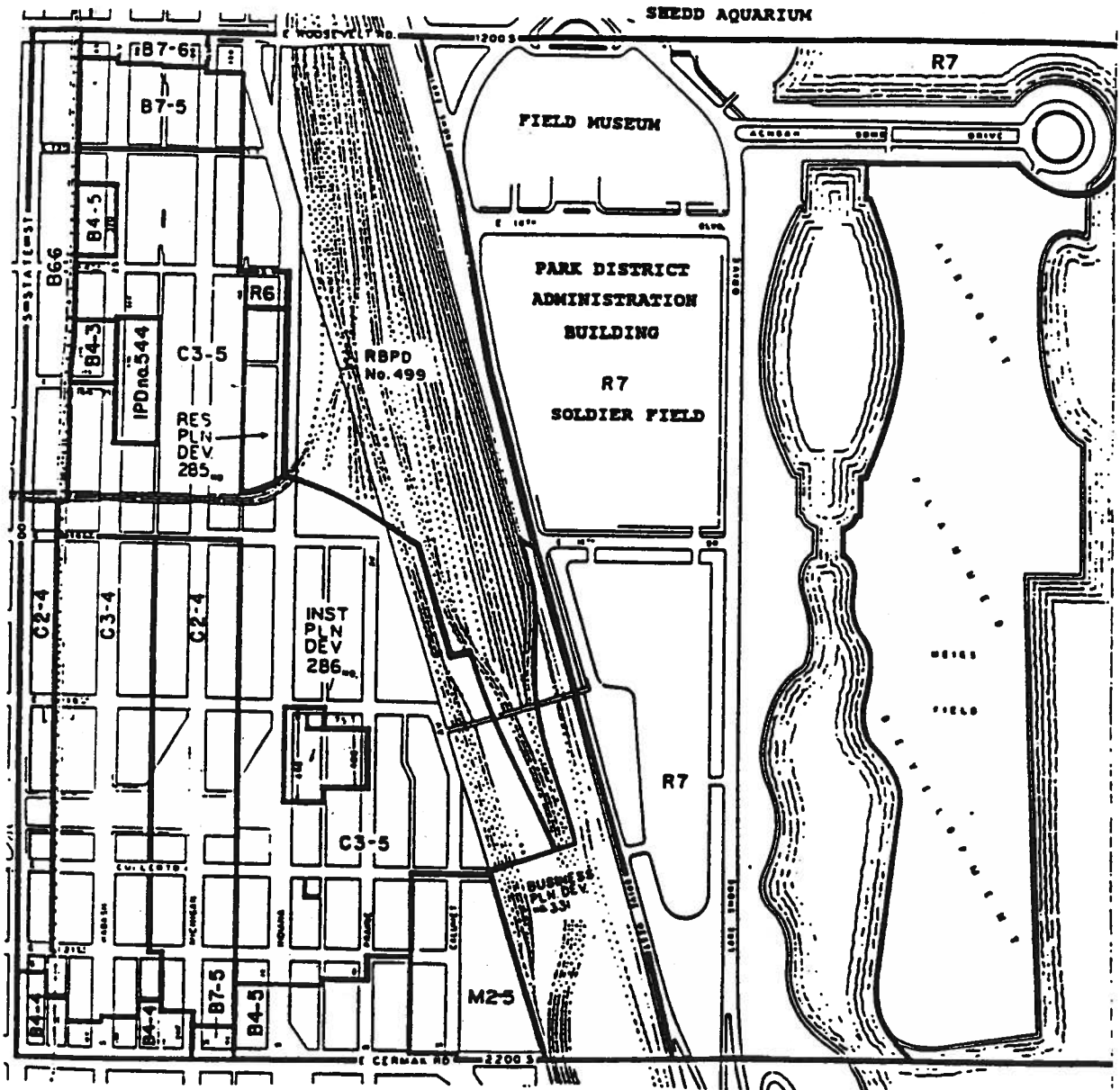
Maximum Permitted Floor Area Ratio:	1.5.
Setbacks From Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Minimum Number of Required Off-Street Parking Spaces:	None.
Minimum Number of Off-Street Loading Berths:	2 berths.
Maximum Height of Addition:	+ 70.0 feet Chicago City Datum.

Existing Zoning Map.



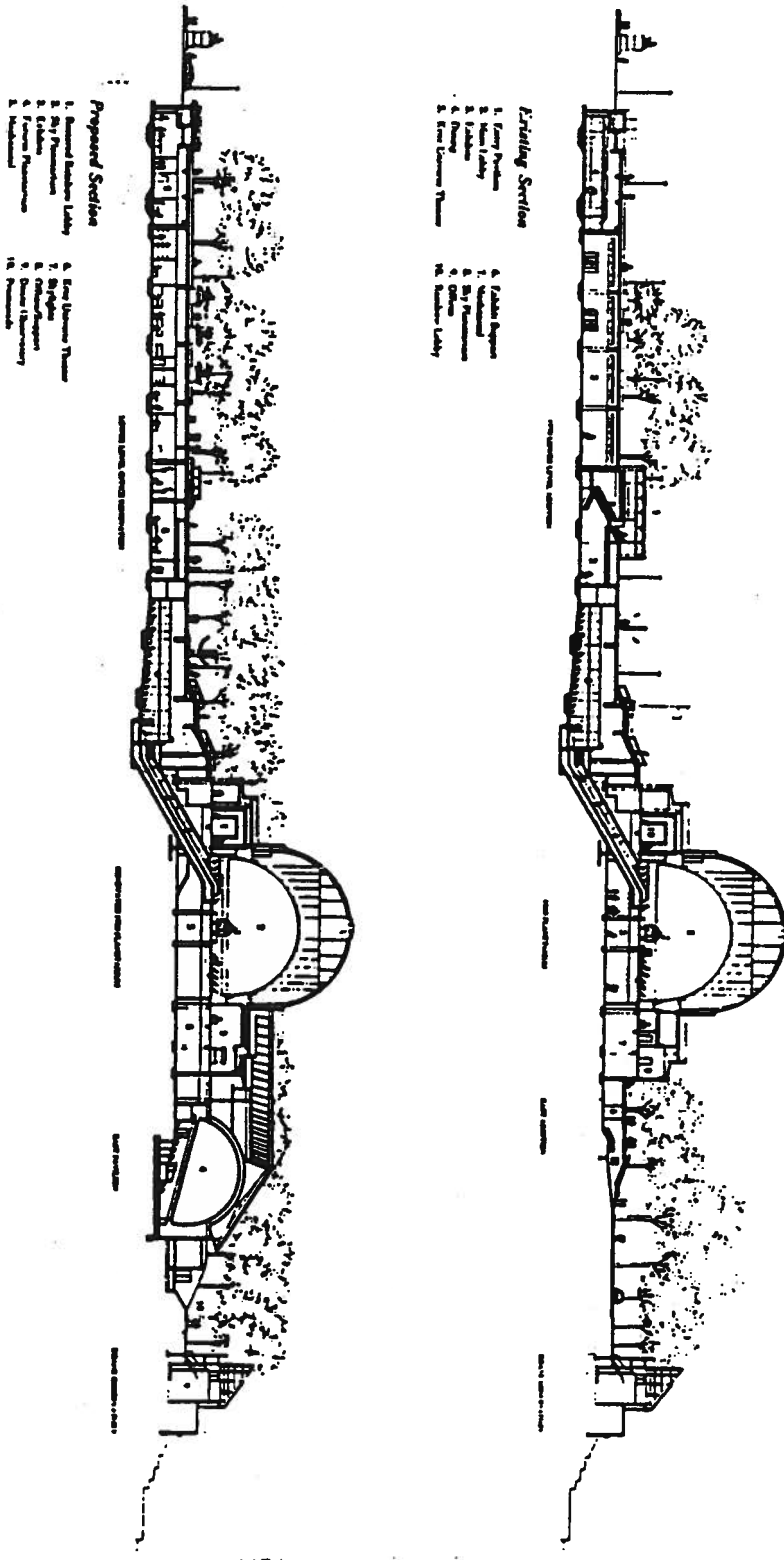
APPLICANT: THE ADLER PLANETARIUM
ADDRESS: 1300 SOUTH LAKE SHORE DRIVE
CHICAGO, IL 60605
DATE: JUNE 14, 1995

Existing Land-Use Map.



APPLICANT: THE ADLER PLANETARIUM
ADDRESS: 1300 SOUTH LAKE DRIVE
CHICAGO, IL 60605
DATE: JUNE 14, 1995

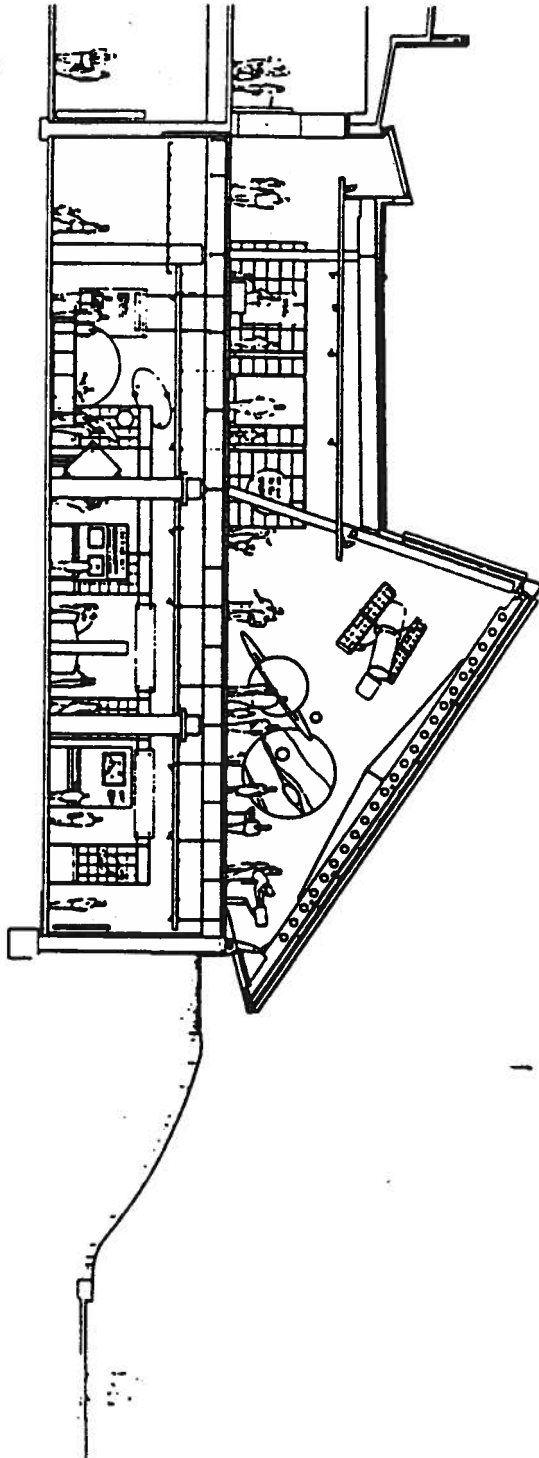
Cross-Section Drawings.
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Adler Planetarium East Pavilion
LOHAN ASSOCIATES
 ARCHITECTS AND PLANNERS

Cross-Section Drawings.
(Page 2 of 2)

Exhibit Gallery Section
1. Exhibit Gallery
2. Exhibit
3. Entrance



Adler Planetarium East Pavilion

LOHAN ASSOCIATES
ARCHITECTS AND PLANNERS